

PRELIMINARY PLANNING REPORT

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FUTURE LAND USE



OCTOBER 1963

A PART OF THE
COMPREHENSIVE
PLAN REPORT
WHEELING, ILLINOIS

STANTON AND ROCKWELL ASSOCIATES
PLANNING CONSULTANTS, CHICAGO, ILLINOIS



This planning report, one of a series of reports on the development of a Comprehensive Plan for the Village, is based on a series of primary field investigations, surveys, and data and secondary information sources, including maps, aerial photos, etc. In preparation of this report, the following data were used: maps, aerial photos, etc. and secondary information sources. It is hoped that this report will provide the necessary facts.

It should be understood that primary field investigations (1) through (7) provide the basis for the report. The report is based on the following data: maps, aerial photos, etc. and secondary information sources. It is hoped that this report will provide the necessary facts.

The preparation of this plan report was financially aided through a Federal grant from the Urban Renewal Administration of the Housing and Home Finance Agency, under the Urban Planning Assistance Program authorized by Section 701 of the Housing Act of 1954, as amended.

It is hoped that this report will provide the necessary facts. It is hoped that this report will provide the necessary facts.

- (a) Information obtained with the various field investigations and secondary information sources.
- (b) Information obtained with the various field investigations and secondary information sources.
- (c) Information obtained with the various field investigations and secondary information sources.

This report is based on the data obtained from the various field investigations and secondary information sources. It is hoped that this report will provide the necessary facts.

FOREWORD

This planning report, one of a series in the development of a Comprehensive Plan for Wheeling, is based on a variety of primary (field investigations, surveys, etc.) and secondary (published reports, census data, trade studies, etc.) information sources. Facts are presented as they have been found; observations and conclusions have been drawn as objectively as possible from these facts.

It should be remembered that previous preliminary planning reports (1 through 7) provide the basis for planning decisions reflected in this report -- a preliminary report subject to formal adoption by the Village Board upon recommendation of the Planning Commission. Objective criticism is a primary goal of these studies, and while the Consultant feels strongly about the desirable features of Wheeling and its growth potential, nevertheless, he believes that as in any community there is room for improvement.

It is urged that all of the preliminary reports receive as wide a circulation as possible among the various Village bodies concerned with planning as well as the civic groups having a community interest in planning, in order that they may:

- (a) familiarize themselves with the various factors affecting planning in the Wheeling area;
- (b) become aware of the inter-relationships of these factors, their dependence on each other, and the over-all relationship to the well-being of the community; and
- (c) be prepared to review final plans and act on those plans with a thorough background as to their implications in all phases of the Village's life.

Note: This report has been printed out of sequence so that it would be available to the Village in its consideration of the appropriate zoning classification to be placed on a 450-acre annexation.

This planning report, one of a series in the development of a Comprehensive Plan for the Village, is based on a variety of primary (field investigations, surveys, etc.) and secondary (published reports, census data, trade studies, etc.) information sources. Data are presented as they have been found; observations and conclusions have been drawn as a result of an analysis of these data.

It should be recognized that secondary planning reports (I through V) provide the basis for planning decisions reflected in this report -- a preliminary report subject to future revision by the Village Board upon recommendation of the Planning Commission. The primary concern is a primary goal of these studies, and while the Commission has strongly urged the development of housing and its related facilities, nevertheless, the Village Board as in any community there is no set pattern.

It is urged that all of the preliminary reports receive as wide a circulation as possible among the Village Board members concerned with planning as well as the civic groups having a legitimate interest in planning. In order that they may:

- (a) coordinate activities with the various factors affecting planning in the Village area;
- (b) become aware of the inter-relationships of these factors; their dependence on each other, and the inter-relationships in the Village of the community and commercial and industrial areas;
- (c) be prepared to review final plans and act on them in a timely manner with a thorough background as to their implications in all phases of the Village's life.

Note: This report has been placed out of sequence so that it would be available to the Village in the consideration of the appropriate zoning classification to be placed on a 20-acre amendment.

The culmination of the preliminary planning studies is illustrated in a generalized way in Figure 10-1. This figure, together with the Major Thoroughfare Plan (see PPR #9), illustrates the comprehensiveness of the planning considerations for Wheeling. Inter-related are all aspects of potential residential, commercial, and industrial development, including a transportation network to serve the many developing areas efficiently, along with the need for community facilities--schools, parks, utilities, and public buildings--to meet the anticipated needs of the future population. Figure 10-1 illustrates all the major future land uses for Wheeling, based on the quantitative and locational relationships between the various land uses suggested in the preceding preliminary planning reports.

Future public land areas are shown. Delineation of school and park sites and of needed sites to serve an expanding population are shown diagrammatically in Figure 10-1. A more specific location of these sites, allocation as to size and ultimate use will be contained in the Community Facilities Plan, a portion of Phase II of the Wheeling Planning Program. However, the allocation of elementary school sites to serve the area has been made in District No. 21 as well as a suggested junior college site and a proposed high school site (see PPR #7). Approximate locations of park facilities in the Wheeling Park District as well as within the planning area have also been determined (see PPR #8).

The Major Thoroughfare Plan shows the locations of proposed major and secondary streets within the planning area as well as the major expressways planned eventually to serve the Wheeling area. The classification of streets, the number, location and size of parks, and the location and number of schools are related insofar as the potential population of the planning area establishes their need and location.

Anticipated saturated population proposed by the Generalized Future Land Use Map, Figure 10-1, will approximate the following levels:

FUTURE LAND USE

The completion of the preliminary planning studies is illustrated in a general way in Figure 10-1. This figure, together with the Major Thoroughfare Plan (see PPS 4-1), illustrates the interrelationships of the planning considerations for Wheeling. Inter-related are all aspects of potential residential, commercial, and industrial development, including a transportation network to serve the many developing areas. Additionally, along with the need for community facilities--schools, parks, utilities, and public buildings--to meet the anticipated needs of the future population. Figure 10-1 illustrates all the major future land uses for Wheeling, based on the qualitative and locational relationships between the various land uses suggested in the preliminary planning reports.

Future public land uses are shown. Distributed at school and park sites and of needed sites to serve an expanding population are shown diagrammatically in Figure 10-1. A more specific location of these sites, allocation as to size and ultimate use will be contained in the Community Facilities Plan, a portion of Phase II of the Wheeling Planning Program. However, the allocation of elementary school sites to serve the area has been made in District No. 12 as well as a suggested junior college site and a proposed high school site (see PPS 4-1). Approximate locations of park facilities in the Wheeling Park District as well as within the planning area have also been determined (see PPS 4-1).

The Major Thoroughfare Plan shows the locations of proposed major and secondary streets within the planning area as well as the major highways planned eventually to serve the Wheeling area. The classification of streets, the number, location and size of parks, and the location and number of schools are related insofar as the potential population of the planning area establishes their need and location.

Anticipated future population proposed by the Generalized Future Land Use Map, Figure 10-1, will approximate the following levels:

	<u>At 4 persons per household</u>	<u>At 4.3 persons per household</u>
<u>Village of Wheeling,</u> Corporate limits as of 11/1/63	23,500	25,000
<u>Utility Planning Area,</u> considered by Village in 1961-1962 as realistic future limits of Wheeling	64,200	69,000
<u>Planning area,</u> used in this study as the area closely conform- ing to State statutes on $1\frac{1}{2}$ -mile jurisdiction	90,000	97,000

With a continuation of present economic conditions and the same numerical growth experienced in the past several years, the planning area will be near its saturation in about fifteen years, or by 1978. The fluctuations in anticipated total population would be substantial if major changes are made to the future land use proposals. For instance, if the proposed junior college site is either located outside the planning area or reduced in size from the recommended 300+ acres, an increase in anticipated population can be expected to approach 2,000-2,400 additional persons. Similarly, if the residential development is in lots of less than an average of 9,000-10,000 square feet in the high density, single-family areas or an average of 20,000 square feet in the low density, single-family areas, population densities will vary and a resulting change must be contemplated in the other facilities provided. Major modifications would have to be made, for instance, if the existing golf courses are converted to residential use or if the flood plain areas are allowed to be developed intensively.

The continual possibility of variance in density of development, as to the number of families or people, illustrates the need for community planning as a continuing process, not as a one-time project. The Planning Commission should strive to keep the Plan current as to future needs of the area; based on development as it occurs, it may be necessary to modify space needs for commercial areas or to relocate school and park sites.

At 4.5 persons
per household

At 4 persons
per household

25,000

25,000

Estimated State of 1975

25,000

25,000

Estimated State of 1975

25,000

25,000

Estimated

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Modification of existing Industrial areas is suggested. Industrial areas indicated on the Future Land Use Map are consistent with previous planning studies. They are not, however, consistent with existing zoning districts and industrial areas proposed prior to the planning program (PPR #7, Industrial Development). Some areas have been removed from consideration of industrial uses, either because of the unusable nature of the land (flood plain), because of a more appropriate use as public land, or because flood plain areas, natural boundaries, and the major thoroughfare plan suggested a realignment of the existing or previously planned boundaries. Other areas have been included for future industrial use because of (1) easy access via the major thoroughfare plan, (2) more defensible boundaries between different land uses by the use of the flood plain area, and (3) logical extensions of industrial uses into relatively small areas in proximity to industrial areas either established or proposed.

The Future Land Use Map is a basis for zoning regulations. The Zoning Map derives from the Future Land Use Map data that can be legally converted to zoning provisions. Land use recommendations described in previous planning reports for residential, commercial and industrial areas can be readily converted to zoning terminology. The general development features of school and park sites prior to acquisition cannot be shown on a zoning map under present enabling legislation. Other features, such as designation of highways, etc., relating to the transportation plan, are not normally shown on the Zoning Map but can be reflected in the zoning provisions requiring setbacks for the future development of various street right-of-way widths.

The Future Land Use Map provides a basis for decisions on pending zoning problems. However, even with an adopted Plan, care must be exercised in assigning interim zoning classifications to reflect existing and adjoining uses outside the Village and not within the Village's control.

Many of the physical features of the Future Land Use Map should be incorporated into the Official Map.

The Official Map is an effective tool for controlling land development. State statutes provide for the preparation of an Official Map to show future public

land areas, a highway network and its right-of-way needs, and other similar features of physical layout.

The actual preparation of an Official Map is provided in Phase II of the Wheeling Planning Program. An interim Official Map was prepared, adopted and recorded with the County to clarify the rights of the Village in exercising the controls allowed by State statutes in the $1\frac{1}{2}$ -mile unincorporated area surrounding the Village. This interim map must now be revised to reflect the desired development of the area as substantiated in the planning studies to date.

Most of the data controlling future development which cannot be shown on the Zoning Map can be and should be incorporated in an Official Map, which should show the following items:

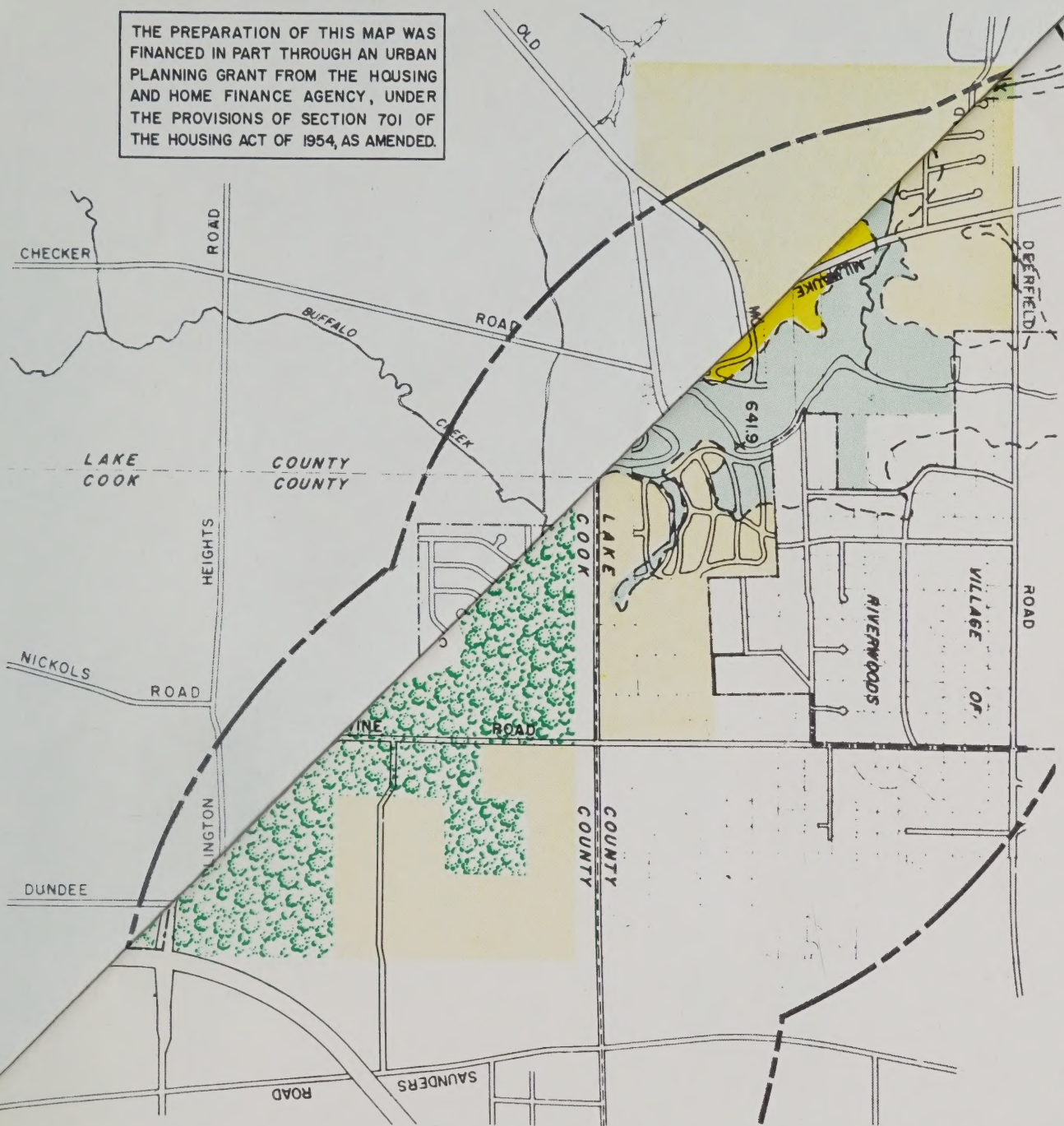
- (a) The Major Thoroughfare Plan, including all existing streets, extensions of streets, and street widenings, as indicated by the street classifications.
- (b) Areas to be reserved for public use.
- (c) All other physical features referred to in the Subdivision Ordinance which can only be illustrated graphically.
- (d) Potential areas for applying flood plain regulations and resubdivision of existing areas, an indication of the Village government's desired development.
- (e) Suggested zoning applicable to the unincorporated area if annexed to the Village.

Inter-governmental cooperation and policy determination is necessary to carry out Future Land Use Plan. Workshop sessions, in which the Village Board, Planning Commission, Board of Zoning Appeals and interested citizens participated, have been used as a basis, along with preliminary planning reports, for the development of the Future Land Use Map (or Plan). In addition, meetings with other public

agencies--Library, School Board, Park District--have resulted in general planning considerations utilized in the development of future land use. This cooperation, mutual discussion of problems of future development, and the coordination of future policy must be continued for the effective execution of the Future Land Use Plan.

Cooperation is extremely important in acquiring future public areas because public lands and open spaces have been utilized as use district boundaries. These public areas include school sites, park sites or park areas, and flood plains used or controlled by one or more governmental unit. To encourage effective development in accordance with the Plan, the recommendations concerning public land will have to be executed in the future. Therefore, continued cooperation between governmental bodies is essential, with each agency establishing a firm and definite policy that will strive to effectuate the Plan.

THE PREPARATION OF THIS MAP WAS
FINANCED IN PART THROUGH AN URBAN
PLANNING GRANT FROM THE HOUSING
AND HOME FINANCE AGENCY, UNDER
THE PROVISIONS OF SECTION 701 OF
THE HOUSING ACT OF 1954, AS AMENDED.



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BASE MAP PREPARED APRIL 1962 FROM AERIAL PHOTOGRAPHS FLOWN 7 NOV 1961 AND OFFICIAL COOK COUNTY MAP ATLAS.

--- VILLAGE LIMITS
--- LIMITS OF PLANNING JURISDICTION

- - - - - VILLAGE LIMITS
 — — — — — LIMITS OF PLANNING JURISDICTION
 - - - - - FLOOD PLAIN LIMITS

PROPOSED SCHOOLS (ELEMENTARY DISTRICT 21)

INDUSTRIAL

FUTURE LAND USES INDICATED HEREON ARE THE RECOMMENDED
ULTIMATE USE SUPPORTED BY PREVIOUS PLANNING REPORTS.
THEY DO NOT NECESSARILY REFLECT THE IMMEDIATE ZONING
CLASSIFICATIONS TO BE IMPROVED.

FIGURE 10-1

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